

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3 (2)]

SL.No. 2(a) 1, C, D) 1/2

The Real Estate Regulatory Authority
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

3240

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at

No.24, Villingambakkam Village, Thiruvalluvar Nagar, Avadi Taluk, Thiruvallur District, Tamilnadu State.



1. The requisite particulars are as under :-

- (i) Status of the applicant, whether individual/company/proprietorship firm/societies/partnership firm/competent authority;
- (ii) In case of individual –
 - (a) Name : G.ETHIRAJ
 - (b) Father's Name : P.Govindan
 - (c) Occupation : Real Estate
 - (d) Permanent address : No.161, New Military Road, Avadi, Chennai – 600054.
 - (e) Photograph : (6 Photos shows 4 pols & 2 old connecting Road)
- (iii) PAN No.AGXPG9088K
- (iv) Name and address of the bank or banker with which account in terms of section 4 (2) (1)(D) of the Act will be maintained INDIAN OVERSEAS BANK, 229, N.M.Road, Avadi, Chennai – 600054, Branch Manager Code - B-575, IFS Code : IOBA0000008, C/A No.000802000001562, Avadi Branch Code (0008)
- (v) Details of project land held by the applicant at No.24, Villingambakkam Village, Town Survey No.22/9, Ward-G, Block-21, O.S.No.3/2B2
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project PPD No.833/2019, CMDA/L/0026076/2017.
- (vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc. .Nil.
- (viii) Agency to take up external development works Nil Local Authority (exact Authority or any agreement to the Authority) / Self Development;

SL.No. 5.

- (ix) Registration fee by way of a demand draft dated 01-07-2019 drawn on Indian Bank, (IFSC Code : IDIB0001010 CMDA Branch) bearing No. 860138 for an amount of Rs.12,080/- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely :-

- (i) authenticated copy of the PAN Card of the promoter ;
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years,
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person ;
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details ;
- (v) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project ;
- (vi) a declaration in FORM "B".

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated : 01-07-2019

Place : Chennai

Yours faithfully,
Signature and seal of the applicant(s)



(G.ETHIRAJ)

THIRUVALLUVAR NAGAR

CMDA/L/0026076076/2017 Dated 30-04-2018

PPD/LO(Regularisation-2017) No.833/2019, DATE 28-03-2019

KAMARAJ NAGAR (POST) AVADI, CHENNAI-600071



Name : G.ETHIRAJ
 Father Name : P.Govindan
 Address : No.161, New Military Road,
 Avadi, Chennai – 600054
 Mobile No. : 9840480078
 e-mail id : gethiraj1@gmail.com

Form “A”

(viii) (1.) **Details of Project Provided in Layout in future.**

- (a) 100% Clear Title
- (b) Ready for Construction
- (c) Portable Ground Water
- (d) Layout area surrounded by existing Residential Homes (4 sides)
- (e) We will provide (Native Trees Planting in Park)
- (f) We will provide (Solid Blacktop Roads)

(2.) **Details of Total Project Area & Value**

- (a) Total No. of unsold plots ... 29 No's.
- (b) Total No. of Area ... 2416 Sq.Metre (26006 Sq.feet)
- (c) Total Value ... Rs.22,105,100/-
 (Per Sq ft Rs.850/-)

(3.) I enclose the following documents in triplicate, namely :-

- (a) Details of Project Provided in Layout in future.
- (b) Details of Total Project Area & Value
- (c) Indian Overseas Bank Certificate dated 16-07-2019
- (d) Income Tax for the year 2018-2019 (enclosed
2016-2017 Communication Ref No.CPC/1617/A1/1720467531)
2017-2018 (enclosed Handwritten Statement)
- (e) Approval PPD/L.O (Regularisation -2017 No. 833/2019, dated
28.03.2019 (enclosed)

(4.) I solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Date : 17.07.2019

Yours faithfully,

Signature of Applicant

Place : Chennai



(G.ETHIRAJ)

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

